

London - Kilburn

172-176 Kilburn High Road

Class E Opportunities – Subject to Vacant Possession – Target Handover Summer 2025



Location

The subject premises are well-located on Kilburn High Road, in close proximity to both Brondesbury and Kilburn High Road overground stations. The High Road hosts a mix of independent and national shops, bars and restaurants, catering to a strong residential catchment.

Nearby occupiers include Aldi, TK Maxx, Sports Direct and Halifax.

Demise

Following completion of Landlord works, the property will offer two ground floor retail units with rear loading, comprising the following approximate net internal floor areas;

Unit 1 (right hand side)	1,701 sq ft	158 sq m
Unit 2 (left hand side)	1,948 sq ft	181 sq m

* additional space at first floor may be available.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Unit 1: £85,000 per annum exclusive
Unit 2: £92,500 per annum exclusive

Rates

Rateable Value	To be re-assessed
Rates Payable	To be re-assessed

Interested parties are advised to make their own enquiries to Brent Council on 020 8937 1234.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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50 metres



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